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3191 Katella Avenue
Los Alamitos, CA 90720

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**14th FLOOR,
COUNCILMEMBER
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Agenda

West Gateway Community Planning Workshop and EIR (Environmental Impact Report) Scoping Meeting

**July 21, 2004
6:00 p.m.**

**First Congregational Church – Patterson Hall
241 Cedar Avenue**

- | | | |
|----|--|----------------|
| 1 | Welcome / Introductions | |
| | <ul style="list-style-type: none">• Bonnie Lowenthal, City Councilmember, 1st District• Robert Zur Schmiede, Redevelopment Officer• Angela Reynolds, Advance Planning Officer | } (10 minutes) |
| 2 | Individual Relocation Issues | |
| 3. | Recap Issues Identified From October 20, 2003 Meeting | (10 minutes) |
| | <ul style="list-style-type: none">• Frank Fuller, Principal, Field Paoli Architects | |
| 4. | West Gateway Master Plan | (15 minutes) |
| | <ul style="list-style-type: none">• David Berkson, Principal, SWA Group | |
| 5. | Developers Present Their Plans | (20 minutes) |
| | <ul style="list-style-type: none">• Jamboree Housing Corporation• The Olson Company• Lennar South Coast Homebuilding (Greystone)• Lyon Realty Advisors | |
| 6 | Environmental Impact Report (EIR): Overview of Environmental Review Process | (60 minutes) |
| | <ul style="list-style-type: none">• Angela Reynolds, Advance Planning Officer | |
| 7 | Next Steps / Adjournment | (5 minutes) |

Agenda

Taller de Planeación Para West Gatewa y Asuntos Ambientales Para el Reporte del Impacto al Ambiente (EIR)

**21 de Julio, 2004
6:00 p.m.**

**First Congregational Church – Patterson Hall
241 Cedar Avenue**

- 1 Bienvenida / Introducciones
 - Bonnie Lowenthal, Concejal, 1^{er} Distrito
 - Robert Zur Schmiede, Gerente de Reurbanización
 - Angela Reynolds, Gerente de Planificación
2. Asuntos Individuales de Reubicación } (10 minutos)
- 3 Repasar Asuntos Identificados en la Reunión del 20 de Octubre, 2003 10 minutos
 - Frank Fuller, Principal, Field Paoli Architects
4. Planificación Para West Gateway (15 minutos)
 - David Berkson, Principal, SWA Group
- 5 Plan de Urbanización de las Compañías de Desarrollo (20 minutos)
 - Jamboree Housing Corporation
 - The Olson Company
 - Lennar South Coast Homebuilding (Greystone)
 - Lyon Realty Advisors
- 6 Reporte del Impacto al Ambiente (EIR): Resumen del Proceso de Anlizar el Ambiente (60 minutos)
 - Angela Reynolds, Gerente de Planificación
- 7 Próximos Pasos / Clausura (5 minutos)

nd Obispo Avenue in Signal Hill. The smaller building (right) is already in escrow, while a letter of intent has been submitted by a buyer re, according to real estate firm Colliers Seeley, which is marketing the properties. (Photograph by the Business Journal's Tyler Reeb)

Department of Housing Development (HUD), which 8 program, used to tolerate leasing, he said, but, in s fiscal year, it suddenly ice.

on will come from as-yet-ue from another program ng authority, with repay-ars with no interest.

oan money is from the iesch noted.

ming from a HUD-funded the Rental Rehabilitation ad been withdrawn and er program by HUD," he gram, called HOME, has a 1 the Rental Rehabilitation d for the development of

new affordable housing, as well as aiding qualified applicants with their rent.

Under the retired program, owners of multi-family properties in Long Beach could borrow money supplied to the city by HUD, at low interest rates. In return, these landlords were required to keep their rents at a certain level for a prede-termined amount of time.

However, Triesch said, with interest rates being so low in the last year or so, many participants in the Rental Rehabilitation Program wanted to refinance their properties. To do so, though, they would have to pay the city back first. The payments from those loans amounted in the past year to the \$2.9 million that the city council agreed to lend the housing authority.

"The money has to be spent for affordable housing [anyway]," Triesch said. "We're able to use that money to continue assisting these families in the payment of their rent."

Before the city council's approval of the loan, he said, the housing authority was concerned that it would have to reduce the number of families in the Section 8 program or cut down the amount of assistance to each participating family.

"We won't have to terminate anybody for the time being," Triesch said. However, he doesn't know if the federal government will provide funding for the housing authority in the next fiscal year.

"The problem is, we don't know what the future will bring," he said.

Designs Of Two Promenade Developers Reviewed July 19 (Yesterday)

By **GIL COHEN**
Staff Writer

At press time, the Long Beach Redevelopment Agency (RDA) board of director's design review subcommittee was scheduled to review design plans yesterday (July 19) from two of the three firms the RDA selected for building multi-family housing at The Promenade, the wide downtown walkway.

According to the RDA, Stage 1 (conceptual review) plans from Lyon Realty Advisors and Stage 2 (preliminary review)

and Stage 3 (final review) plans from The Olson Company were scheduled to be submitted to the design review subcommittee. The last level of the RDA design review is Stage 5 (construction check). Disposition and development agreements (DDA) with the three developers ostensibly could be signed this year; according to Redevelopment Officer Robert Zur Schmiede, RDA staff is looking at an August meeting to present a DDA for The Olson Company to the RDA board for its approval. Zur Schmiede said that he may brief the RDA board in executive (closed) session on July 26 about the proposed DDA with The Olson Company prior to a public meeting in August. Real estate negotiations, such as those for a DDA, are held in executive session.

The Promenade redevelopment project has been at least three years in the making.

Community Workshop, Scoping Meeting For West Gateway Tomorrow (July 21)

By **GIL COHEN**
Staff Writer

7/20/04

The Long Beach Redevelopment Agency (RDA) will hold a community planning workshop and environmental impact review tomorrow (July 21) at 6 p.m., for the West Gateway neighborhood's planned redevelopment. The meeting will be held at First Congregational Church (241 Cedar Ave., Long Beach) and is open to the public.

Four developers have been chosen so far to redevelop the rundown area, a seven-block residential neighborhood north of the World Trade Center in Downtown Long Beach. The developers are:

- Greystone Homes;
- Jamboree Housing Corporation;
- Lyon Realty Advisors; and
- The Olson Company.

Greystone, Lyon and Olson have also been selected by the RDA to develop mixed-use multi-family residential complexes to line part of The Promenade, the wide walkway that runs through the center of the downtown.



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